

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
SEGER TERRY & CHARLENE TTS SEGER REALTY TRUST 36 SALEM RD DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	453,000	453,000
		SUPPLEMENTAL DATA		0	Light	0	Average	RES LAND	1010	473,200	473,200
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2123 Total Acres .925 Chapter Lan GIS ID F_858417_2835249		Cyclical 2 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	27,500	27,500
						Total				953,700	953,700

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SEGER TERRY & CHARLENE TTS		21888 0082	04-11-2002	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	343,700	2022	1010	314,100	2021	1010	284,700
									1010	507,900		1010	322,700		1010	309,300
									1010	15,500		1010	15,500		1010	15,500
								Total		867,100	Total		652,300	Total		609,500

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	453,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	27,500
Appraised Land Value (Bldg)	473,200
Special Land Value	0
Total Appraised Parcel Value	953,700
Valuation Method	C
Total Appraised Parcel Value	953,700

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

NOTES											

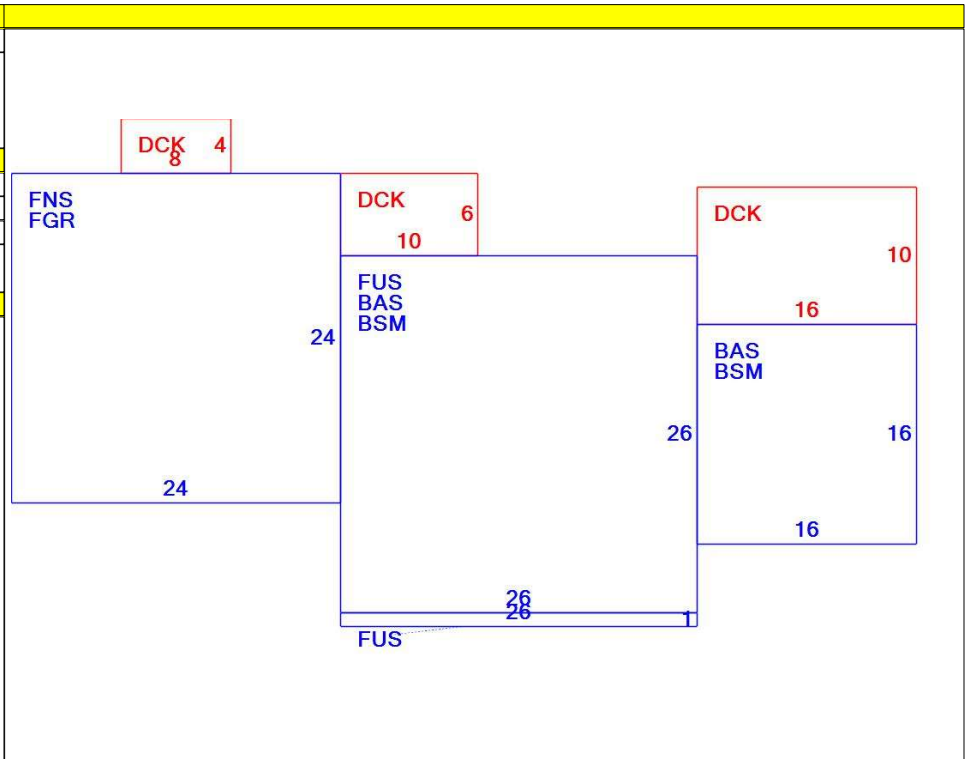
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
QPO-22-87	05-17-2022	MN	Maintenance	16,000		100	05-17-2022	STRIP & REROOF		09-18-2018	SJD			20	Field Review
2016-255	12-07-2016	MN	Maintenance	1,655		100		REPLACE EXTERIOR DOOR		04-12-2013	VGS			20	Field Review
										04-25-2007	BSB		1	00	Measure & Listed

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1010	Single Family	PD	Primary	40,327 SF	8.75	1.00000	5	1.00	0060	1.341			11.73	473,200
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value			473,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	932	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	932				

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	549,727
Replace Cost	23,635
Year Built	573,363
Effective Year Built	1979
Depreciation Code	2000
Remodel Rating	G
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	79
Cns Sect Rcnld	453,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SPL1	Ing Pool - Ave	L	512	64.00	1985	A	70	C	1.00	22,900
SHD1	Shed	L	96	21.00	1985	A	70	C	1.00	1,400
PTO	Patio	L	300	15.00	1985	A	70	C	1.00	3,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	932	932	932	212.00	197,588
BSM	Basement	0	932	186	42.31	39,433
DCK	Deck	0	252	25	21.03	5,300
FGR	Garage	0	576	230	84.65	48,761
FNS	Finished 90% Story	518	576	518	190.66	109,818
FUS	Finished Upper Story	702	702	702	212.00	148,827
Ttl Gross Liv / Lease Area		2,152	3,970	2,593		549,727

